

**WRIGHTSTOWN PLANNING COMMISSION
MEETING OF APRIL 26, 2007**

The Wrightstown Township Planning Commission met on Thursday, April 26, 2007 in the Township Building, 2203 Second Street Pike, Wrightstown, PA. In attendance and voting were: Frank Davis, Chairman; John Halderman, Vice-Chairman, James A. Peruto and John Fowler, Members. Also in attendance were Rick Tralies, Township Planner and Mario Canales, Township Engineer.

Call to Order: Mr. Davis called the meeting to order at 8:00 p.m.

Approval of Minutes: Mr. Halderman noted that in the Minutes of April 12, 2007, on page 2, in the revised motion on Mendonca, the condition that no further subdivision be permitted had not been included. The motion should read as follows:

“Mr. Halderman rescinded his motion, and moved to recommend that the Board of Supervisors approve the conditional use application of Maria Mendonca for a riding academy subject to the following conditions:

1. That the plans comply with the review letters of Boucher and James dated February 21, 2007 and Pickering Corts and Sommerson dated February 8, 2007;
 2. That no further subdivision of the parcels be permitted;
 3. That no horse shows take place at the riding academy;
 4. That a manure management plan be developed;
 5. That the plans comply with the review of the fire marshal.
- Mr. Sommer seconded, and the motion passed 6-0.”

Mr. Halderman moved to accept the Minutes of April 12, 2007 as corrected. Mr. Peruto seconded and the motion passed 3-0-1, with Mr. Fowler abstaining.

Pineville Tavern – Preliminary/Final Plan: Attorney Don Marshall and applicant Andrew Abrussese were in attendance to discuss plans for a 1,511 square foot addition to the building, a realignment of the existing parking area and the construction of an additional parking area to the rear of the site. Underground stormwater management facilities are proposed beneath the proposed parking area. Existing paving along the site frontage at Route 413 and Pineville Road is proposed to be removed and replaced with landscaped areas which will restrict site access to a single driveway.

Mr. Abrussese showed an elevation of the front of the building and a site plan. He explained that the addition is planned to accommodate take-out business, and will also provide some additional seating behind the existing fireplace/porch area. The front of the building was constructed in 1783; the new addition will repeat the cornice, which will hide the air conditioning units on the roof. There will also be some designated non-smoking area for waiting.

In response to Mr. Fowler’s suggestion to eliminate smoking in the entire facility, Mr. Abrussese said that while he is willing to limit smoking, he does not want to change the atmosphere of a neighborhood taproom. He will also keep the neon signs in the windows, as they are part of the historic appearance of the tavern.

Referring to the plan, Mr. Abrussese pointed out the take-out area and additional seating space. The restaurant has 100 seats; with the addition, there will be 117 seats.

Mr. Marshall reviewed the parking lot changes. He noted that currently many parking spaces are undersized and difficult to maneuver to exit. He also noted that the entrance to the parking lot is directly adjacent to the front door, making it sometimes difficult for drivers to see diners entering and exiting. The relocation of the entrance further up Pineville Road allows safer access to the front door. The macadam at the front of the building along Route 413 will be removed. The garden is to remain, with additional parking to the rear of the garden. A loading area has been created near the door.

Mr. Abrussese said that he has three 5,000-gallon holding tanks which are pumped three times a week. The Board of Health has approved the tanks for up to 200 seats, so they will be adequate for the planned additional seating. In response to Mr. Davis's questions, Mr. Abrussese again said that he would be unwilling to remove the neon signs, as they are part of the atmosphere of a roadhouse/tavern.

In response to Mr. Fowler's comments, Mr. Abrussese agreed to properly cap the abandoned wells. One is already concreted and capped; the other is just a pipe. There is a new well currently being used.

Mr. Marshall noted that the site is comprised of two separate tax map parcels, one in Wrightstown Township and one in Buckingham Township. He presented a letter from Buckingham Township giving Wrightstown authority over the entire site for this application. He also noted that the E-17 use is a non-conforming use.

The Commission reviewed the Pickering Corts and Summerson letter of March 22, 2007. Mr. Marshall said that the applicant will seek a variance for an increase in impervious surface to 63.81%. The stormwater management will be for the entire site, not just for the increased impervious surface. At Mr. Fowler's suggestion, the applicant agreed to look into possibly using porous paving. The applicant is seeking waivers from SALDO section 402.A.(1) for the scale of the plans, and from section 402.B(1)(o), requiring all existing buildings, sewage disposal systems and driveways within 500 feet of the site to be located on the plans. At Mr. Canales' suggestion, the applicant agreed to show wells and septic systems within 100 feet of the site. The applicant will comply with the remainder of the letter.

Mr. Fowler asked about proposed lighting. Mr. Abrussese said that he is planning to install some authentic Philadelphia lampposts with lanterns. They are about 10 feet high, and will not significantly change the current lighting. He agreed to work with the Township lighting consultant to be sure that these lanterns are acceptable.

The Commission reviewed the Boucher and James letter of March 22, 2007. Mr. Tralies said that he did not know that the addition is for take-out food, and it had not been included in the review.

Mr. Abrussese said that the addition will help with crowding but that the Pineville Tavern has always had take-out business.

The Commission discussed buffering. There is currently a six foot high stockade fence surrounding the property. Mr. Abrussese said that he would like to use pine trees for buffering, and agreed to Mr. Fowler's suggestion to use a variety of pines to avoid diseases.

Mr. Fowler asked about stacking of cars at the entrance as cars back up to exit the spots nearest the door. Mr. Marshall said that this is a problem currently, and the applicant hopes that moving the parking lot entrance will help. He briefly discussed designating the first two parking spaces for employees who will not be exiting during business hours.

The Bucks County Planning Commission letter addresses the issue of the property being in two municipalities. Mr. Davis asked that the plan clearly show the line between the two municipalities.

Mr. Marshall said that the applicant will comply with the Fire Marshal's review letter, but would like the engineer to discuss sprinklers with the Fire Marshal.

Resident David Pavlock said that he lives next door to the Pineville Tavern. He has concerns about the parking lot abutting his property. He is concerned about lights, noise and loss of privacy. He is also concerned about the increased impervious surface and has concerns about the well water and the septic system.

Mr. Abrussese said that the existing lights are to be removed and the new lights will not be as high or as bright; they will be on a timer and not left burning all night. The area nearest the property line is to be a travel lane, not a parking lane.

Mr. Marshall said that he would look into requesting narrower parking stalls, which would add about eight feet to the width of the side yard buffer.

Mr. Abrussese explained that the septic system is an overflow system that is emptied three times a week. The third tank has never been full; it is rarely used at all. He agreed to Mr. Canales' suggestion to have the tanks inspected for structural integrity.

Ms. Joy Burns of Buckingham Township said that she lives next to the Pineville Tavern on the other side. She also has concerns about noise and light. She said that she had not been notified about this application.

Mr. Abrussese agreed to keep Ms. Burns informed about subsequent meetings, and to share the plans with her. In response to her questions he said that there are currently 44 parking spaces; the plan calls for 69 legal spaces. He agreed to post signage reminding patrons to be considerate of the residential neighbors.

In response to Mr. Fowler's questions, Mr. Abrussese pointed out the location of his holding tanks, his well and Mr. Pavlock's well. Mr. Pavlock said that his water quality has not changed in the year since the Pineville Tavern's new well was drilled. Mr. Abrussese said that the Board of Health requires that his water be tested by Aqua Pure each month. He agreed to share test information with his adjoining neighbors. Mr. Fowler suggested that the adjoining neighbors have baseline tests of their well water performed.

In response to Ms. Burns' questions, Mr. Marshall said that Buckingham Township has waived its rights in this application because the building and business are primarily in Wrightstown. Buckingham will abide by Wrightstown's decisions on this application.

538 Swamp Road – Preliminary/Final Plan: John H. Baionno of Gilmore & Associates and Applicant Paul Mauro were in attendance to discuss this plan for subdivision of a 10 acre parcel on Swamp Road in the CM (Conservation Management) Zoning District into three lots. There is an existing dwelling on one lot. The existing barn is to be removed. Mr. Baionno said that the Board of Supervisors and the Planning Commission had previously reviewed plans that had included three separate entrances, but had indicated a preference for one shared driveway. The current plan shows the shared driveway.

Mr. Baionno reviewed the modifications made to lot #1 and lot #2, which show an increase in the deed restricted open space. Only one tree will be removed for this subdivision.

Mr. Baionno reviewed the site distances for the driveway, noting that the opening currently does not meet with PennDOT requirements on the left side of the driveway. A meeting with PennDOT is scheduled to help resolve this issue.

The applicant is seeking three waivers from the SALDO for frontage improvements, curbs and sidewalks and road widening. The Commission discussed the buffering required. Mr. Tralies discussed requiring evergreen shrubs and maintaining existing trees.

In response to questions from the Commission, Mr. Baionno said that the applicant will comply with the review letters. The existing home has a septic system and well. New septic systems will be located away from wells. Impervious surface from patios will be accommodated by stormwater basins; stormwater management will be designed to accommodate the maximum 15% impervious surface. The applicant will work with the Township Solicitor on the conservation easements.

In response to Mr. Halderman's question, Mr. Mauro said that he would agree to a condition that the property have no further subdivision. He said that at this time no homes have been designed, so he could not give square footage for the buildings. The subdivision is taking place on speculation. He estimated that the front lot, closer to the road, would probably not accommodate a house larger than 3,200 square feet.

Resident Gail Webb expressed concern about the plans to put three large homes on this property, as it is not in character with the farming community. Many surrounding neighbors have given up

their development rights to preserve open space. She also expressed some concern about three wells on the property, noting that she often has trouble getting water. She does have a cistern for rainwater to use for her horses.

Mr. Davis explained that property owners do have rights to subdivide and build on their properties if plans are in compliance with the JMZO and SALDO.

JMZO 2007-02 Zoning Change in Newtown Township: Mr. Davis explained that Newtown Township is acquiring 11 acres of land surrounding the existing municipal complex in order to expand its facilities. This amendment will change the zoning of that property from CM to MS (Municipal Services).

Mr. Peruto moved to recommend that the Supervisors approve JMZO 2007-02. Mr. Halderman seconded and the motion passed 4-0.

Mr. Peruto moved to adjourn at 9:45 PM. Mr. Davis seconded and the motion passed 4-0.

Respectfully Submitted:

**Mary Donaldson
Recording Secretary**